



Planning Commission Meeting Agenda

March 12, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: <http://livestream.hanford.city/>

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. Community Development: Approval of the Minutes of the February 13, 2024 Meeting

PUBLIC HEARING:

- A. Community Development: Variance No. 0015-24: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home. The variance pertains to 1505 S. Barberry Place, Lot 47 of Tract 881. The overall site APN is 011-110-052.

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



AGENDA STAFF REPORT

MEETING DATE: 3/12/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the February 13, 2024 Meeting

RECOMMENDATION:

Approve of the minutes of the February 13, 2024 meeting.

ATTACHMENTS:

1. 02-13-24 Minutes



**Planning Commission Regular Meeting
Minutes**

**February 13, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Chair NORRIS called the meeting to order at 5:30 p.m.

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM NORRIS	NONE

INVOCATION:

Cody Johnson, Youth Pastor, Glad Tidings Church

FLAG SALUTE:

Chair NORRIS led the flag salute.

PUBLIC COMMENT:

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None.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Vice-Chair HAM requested that Item B be pulled from the Consent Calendar for separate consideration.

A. Community Development: Minutes of the January 23, 2024 Meeting

Motion to approve the minutes of the January 23, 2024 meeting.

RESULT: (UNANIMOUS)

MOVER: DOUGLAS
SECONDER: CURTIS
AYES: DOUGLAS, CURTIS, DEVINE, HAM, NORRIS

B. Community Development: Time Extension No. 0003-24, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year.

Vice-Chair HAM asked how many time extensions are allowed for a Conditional Use Permit. Associate Planner Manha replied that three time extensions are allowed, and this is the third/last one for this project.

Motion to approve Time Extension No. 0003-24.

RESULT: (UNANIMOUS)
MOVER: DEVINE
SECONDER: CURTIS
AYES: DEVINE, CURTIS, DOUGLAS, HAM, NORRIS

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0018-23, a request to construct a 70-stall off-site parking facility for KART Transit Station in the MX-D Downtown Mixed Use zone district. The project is located at 208, 214, and 216 East Eighth Street, north of Eighth Street, between Harris and Brown Streets (APNs 010-275-009, -010, and 011).

Chair NORRIS opened the public hearing and called for the staff report.

Director Waters presented the staff report, recommended approval, and invited questions of staff.

Vice-Chair HAM:

- He noted that the alleyway to the north appeared to be blocked off, with only one entrance to the parking lot. Will there be a way to prevent access to the parking facility from the alleyway? Director Waters: Would have to confirm, but he believed there would be a barrier.
- Will there be a fee for the vehicle charging stations? Director Waters: There will be a cost-recovery fee.
- Will there be an issue with tall vehicles parking under the solar carports? Director Waters: Not sure that the solar carport is related to the EV stations, but staff will review the height of structures during plan check for compliance with the building codes.
- Is this a public or private parking lot? Who will be responsible for cleaning and maintenance of the facility? Director Waters: It is not a City-owned facility, so it will be the responsibility of the owners. He deferred to Angie Dow, Executive Director, Kings County Area Public Transit Agency (KART), to address additional questions.

Ms. Dow stated that the electrical vehicle chargers are ChargePoint chargers. They have a formula to recoup the cost, so stations will be affordable, but there will not be a cost to the agency. The lot will be open to the public, with no parking fee. It is owned by the agency, and they will be required to keep the facility in good repair at all times. Federal funds are involved, and every three years, the parking facility will be inspected for compliance with requirements. She further explained the maintenance process. Solar will not be added for probably another five years. There will be trees and landscaping. She added that, to the best of her recollection, there will be fencing between the parking facility and the alley to the north and fencing on the west side.

Vice-Chair HAM: If there is a problem with people camping in the parking facility, how will that be handled? Director Waters: People can contact the police department or Code Compliance.

Comissioner CURTIS:

- Is this location right behind the former car dealership? Director Waters: No, it is directly across the street.
- How long will it take to complete this project? Director Waters: That is outside the scope of Planning Commission review. Ms. Dow: There is a six-month construction schedule for the parking facility. The transit center has an 18-month construction schedule. They are already behind, due to rain and other issues. There are typically one- to

two-month extensions on these schedules. The parking facility should be completed within six months of the contract being awarded to the contractor. The EV chargers are being installed by Southern California Edison, and they have been working on their part of the project for over a year. Once that is completed, the agency hopes to have everything completed and operating as a public parking facility within six months.

Commissioner DOUGLAS: He was very glad to see this project happening. What will be going in at the previous location? Ms. Dow: The agency is looking for a commercial real estate agent to sell the former facility. If they cannot sell it by July 2025, they plan to rent it affordably to a non-profit, so they can maintain occupancy.

Commissioner DEVINE: Does the City have first right of refusal to the property? Ms. Dow: The City declined first right of refusal.

Chair NORRIS opened Public Comment. There being no comments, he then called for a motion.

Motion to adopt Resolution 2024-02, approving Conditional Use Permit No. 0018-23.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: DOUGLAS
AYES: CURTIS, DOUGLAS, DEVINE, HAM, NORRIS

DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

Chair NORRIS asked if there was an update on the appointing of an alternate Planning Commissioner. Director Waters replied that applications have been received, and the mayor will make a recommendation to City Council.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 5:50 p.m.

Respectfully submitted,

Diana Black, Recording Secretary

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 12, 2024**

PROJECT: Variance No. 0015-24: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home.

LOCATION: The variance pertains to 1505 S. Barberry Place, Lot 47 of Tract 881, Hanford, CA 93230. The overall site APN is 011-110-052.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-04, approving Variance No. 0015-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-04, approving Variance No. 0005-24.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home.

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet

Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

The applicant submitted building permit RBP24-3737 for the development of the subject site as a two-story, single-family residence in Tract 881, Live Oak East. RBP24-3737 is attached, **Attachment 1**.

The floor plan proposed represents the smallest available footprint within this subdivision, resulting in the smallest encroachment into the rear-setback area.

The rear setback area provided is insufficient. The required setback is 20 feet, measured from the property line. The provided setback is 16 feet and nine inches.

Project Location

The project is located at 1505 S. Barberry Place in Tract 881, within Live Oak East, which is a tract within the Live Oak Master Planned Community.

1505 S. Barberry Place, Lot 47 of Tract 881, Hanford, CA 93230. The overall site APN is 011-110-052.

Figure 1: Lot Location (shown in yellow)

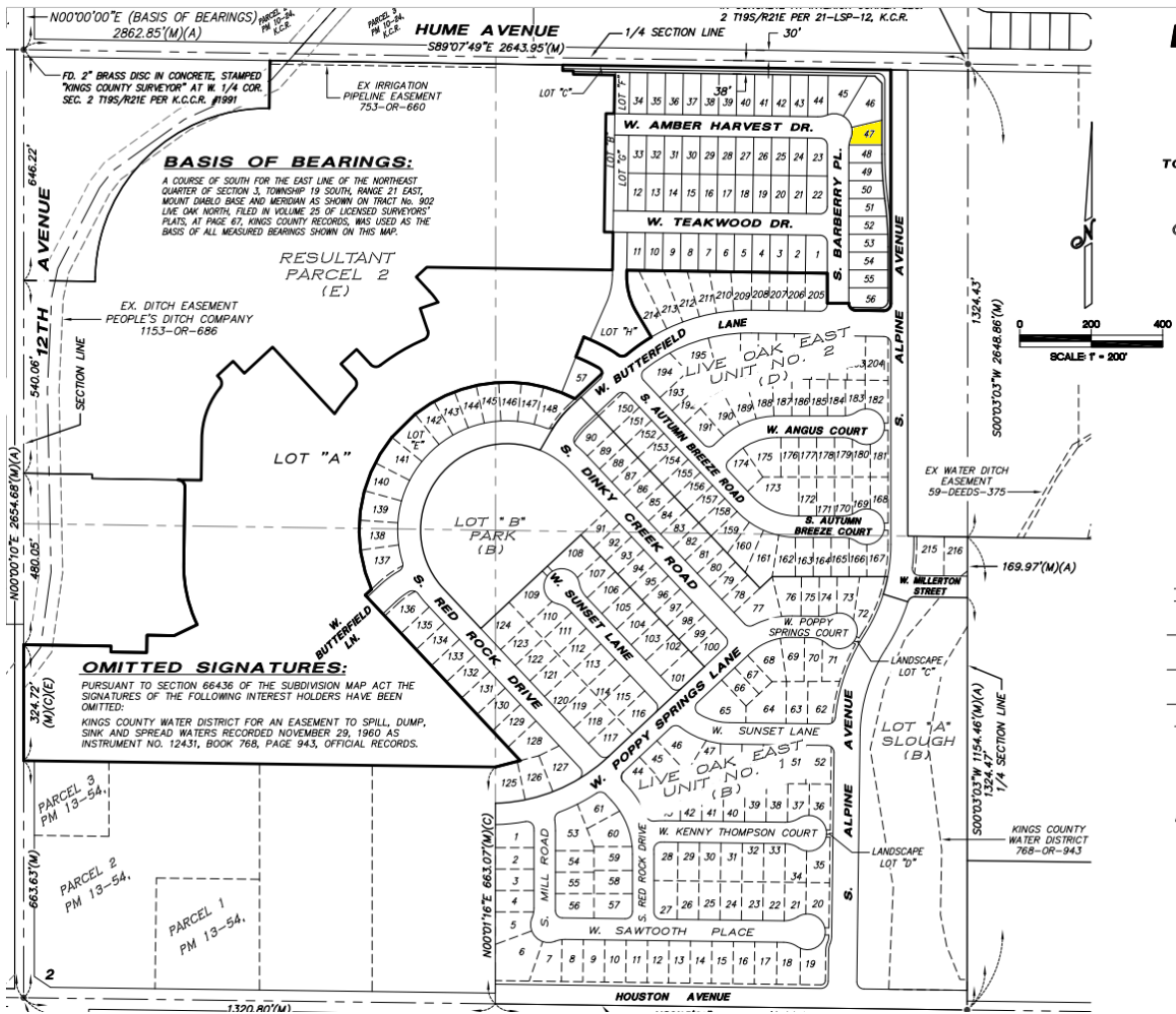
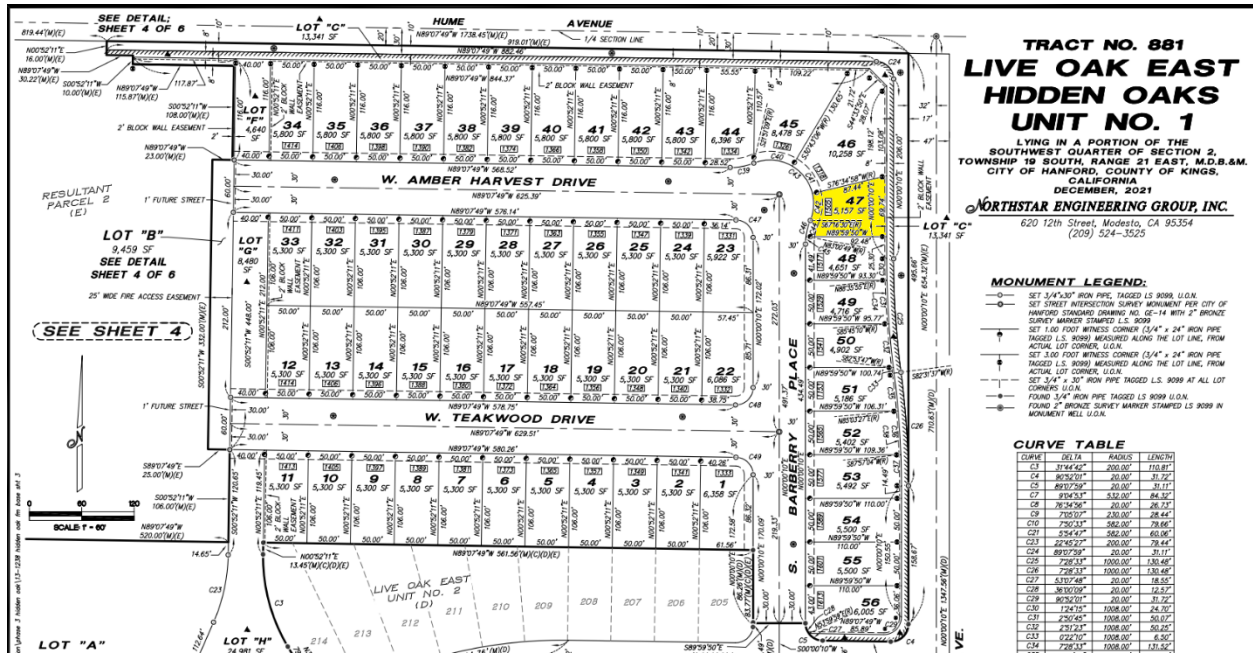


Figure 2: Lot Location (shown in yellow)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

The City has not received updated parcel layers depicting the subdivision of Tract 881, therefore, the maps depict the existing parcel, pre-subdivision.

Figure 3:
General Plan Designation (Approximate location outlined in red)
Low-Density Residential

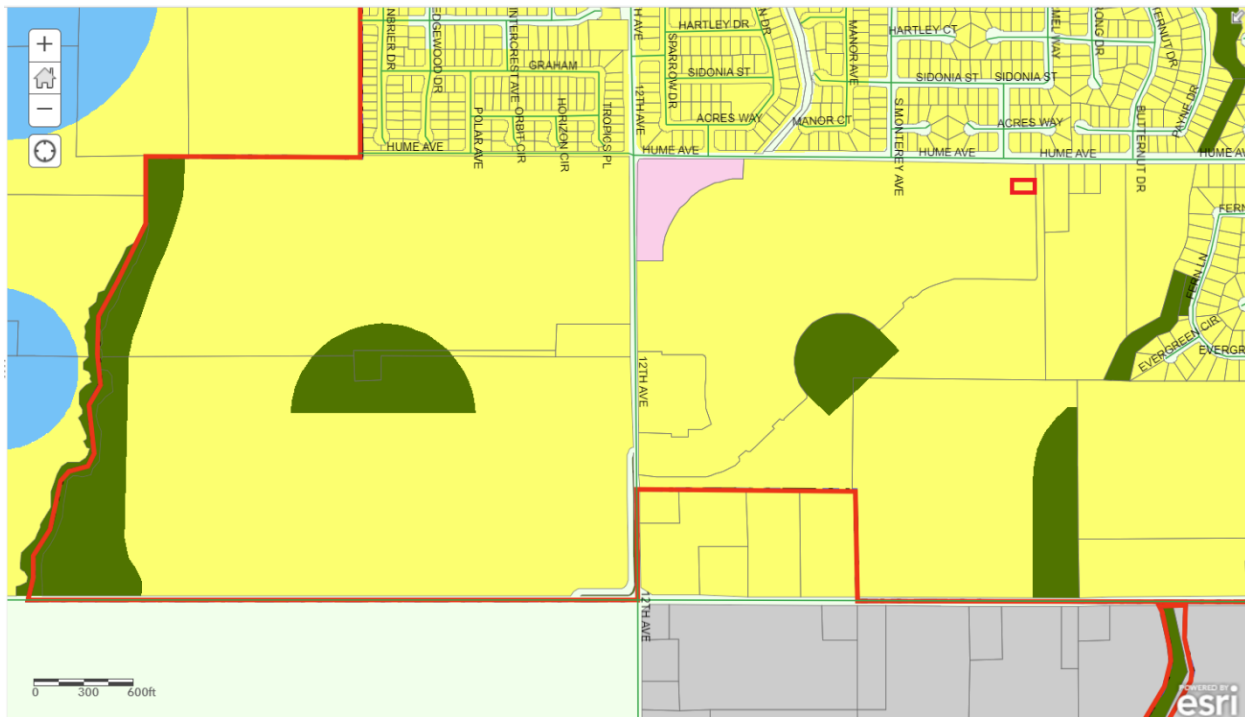
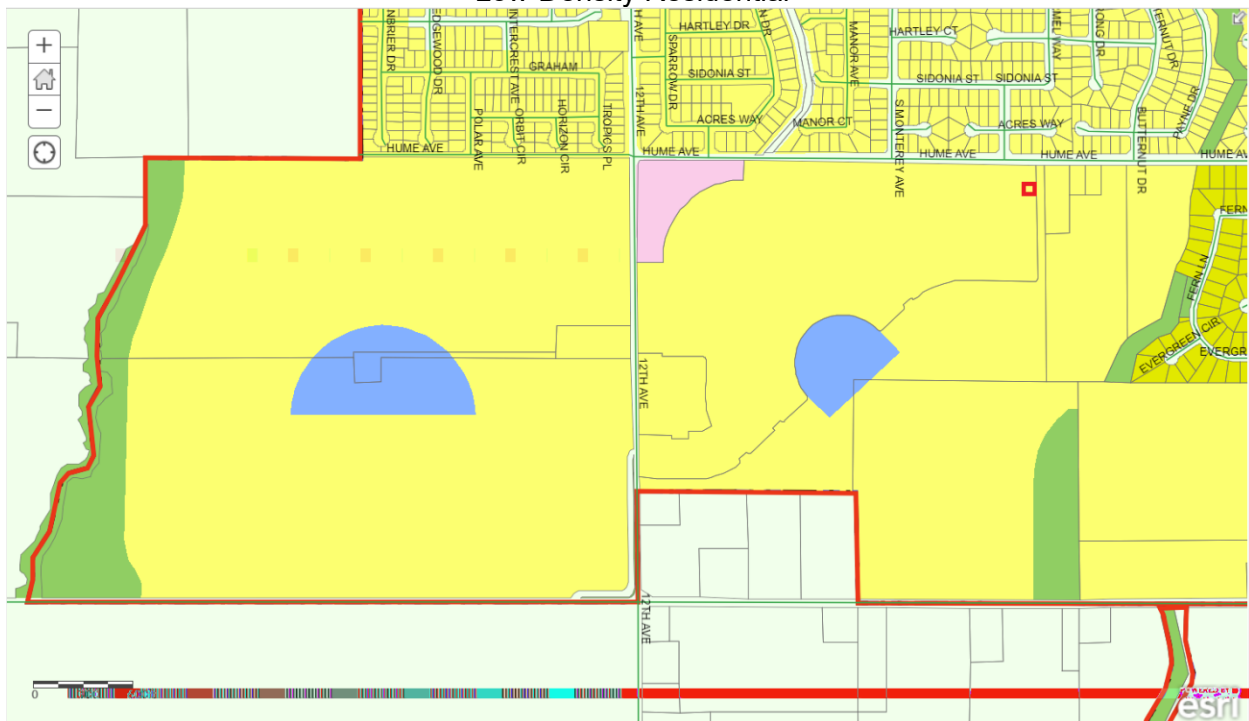


Figure 4:
Zoning Designation (Approximate location outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit RBP24-3737 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tract 881.

The Live Oak Master Plan contains varying development standards from the required setbacks (see **Attachment 2**). Since the applicant proposes to deviate further from the setbacks required within the Live Oak Master Plan, a variance is required.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP24-3737 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 5,517 square feet which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

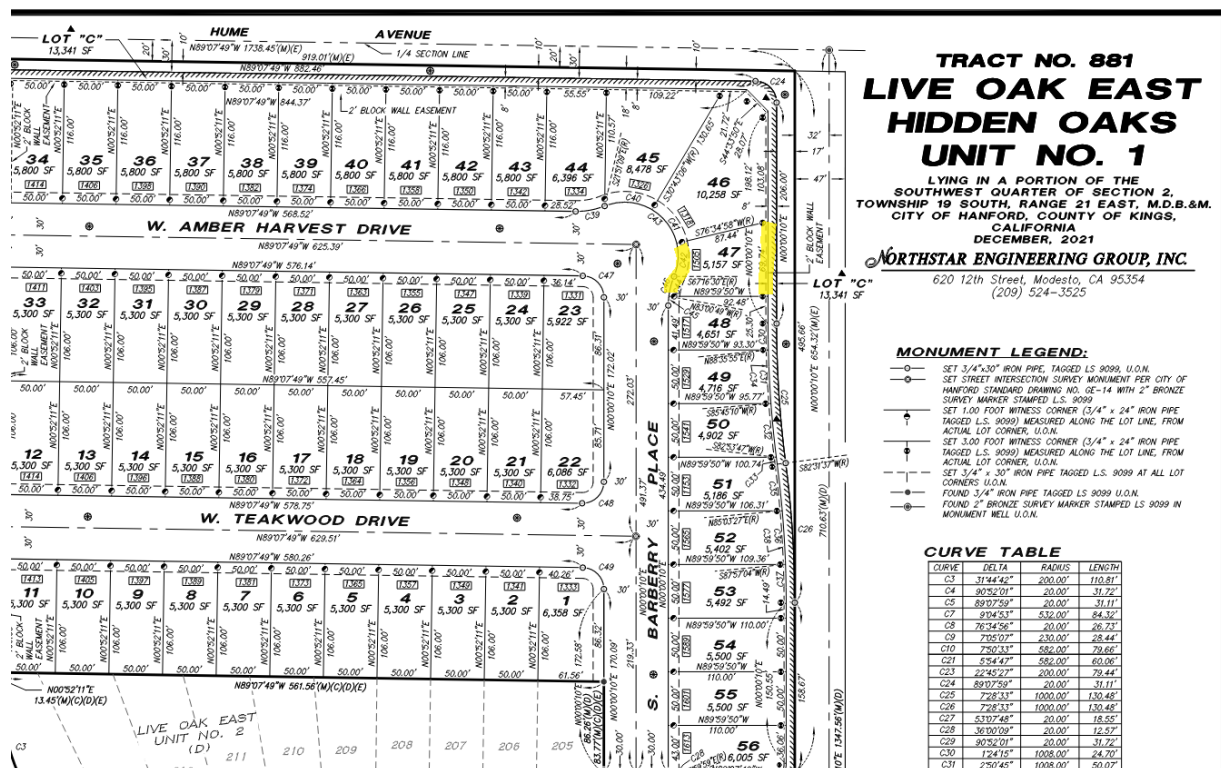
Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 50.77 feet. The lot's width is 53.33 feet, measured at the front setback. The lot's depth is 84.41 feet, measured from the center of the lot, from the front to rear property line. There is an eight-foot landscape lot along the rear of the property, Lot "C". The lot does not meet the required depth for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan. During the tentative map phase in 2006, when the tentative map was originally submitted, the required lot depth was provided; however, upon recordation of the Final Map, the City Engineer required the alignment of the connection point of Alpine Avenue and Hume Avenue to shift west, in order to provide a safer right turn onto and off Alpine Avenue from Hume Avenue. The lot depth was affected, but provides for safer conditions at the intersection. The neighboring properties affected by the shift are still able to meet the required setbacks, however this lot is impacted because of the knuckle at the intersection of Amber Harvest and Barberry. The lot does not have sufficient depth to accommodate the required 20-foot setback for the two-story home.

Figure 5: Lot Depth Affected by Alignment Shift and Knuckle



17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the building permit review process. A deviation from the required rear-yard setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback a minimum of 20 feet and five inches from the front property line. The livable space is setback approximately 25 feet and four inches from the closest point of the residence to the front property line. The covered patio is setback a minimum of 19 feet two inches from the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed two-story residence is setback 16 feet and nine inches from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code or the 20-foot required rear-yard setback permitted through the Live Oak Development Master Plan. **The applicant seeks a variance in order to allow a deviation from the required setback.**

Interior Side-Yard Setback:

The proposed residence is setback a minimum of nine feet from the northern interior side-yard property line and five feet from the southern interior side property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

The subject site does not possess a street-side lot line.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence has an overall building height of 24 feet and 2.75 inches, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low- Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet wide and is approximately 31.5% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5

Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence, as well as uncovered driveway space.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 16.5 feet-by-65.83 feet (1,086.1 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the rear-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

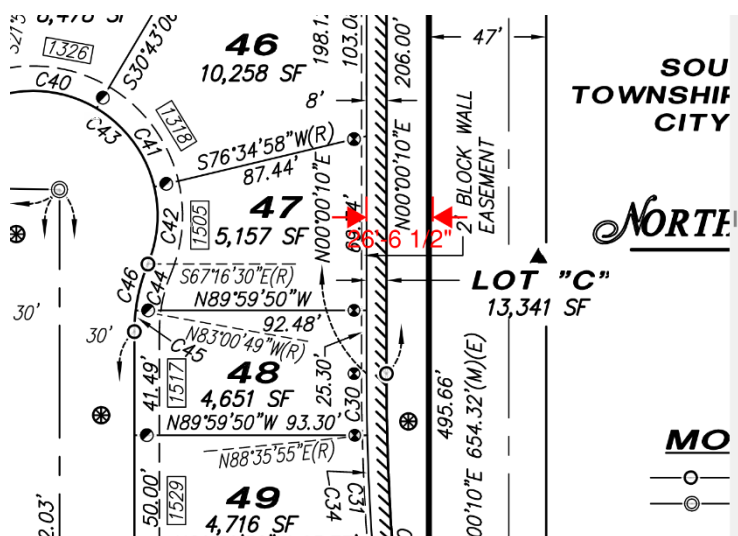
Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach

fires, in cases of emergency. In this case, the variance is applicable to the rear-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 16.5 feet from the rear property line and an additional 26.5 feet from the property line adjoining Alpine Avenue, for a total of 43 feet from the street to the nearest residential structure.

Figure 6: Setback from Right-of-Way



Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the rear lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the rear-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape lot with a block wall along the rear lot line on Alpine Avenue. The block wall and landscape lot will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,086.1 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0015-24 would be consistent with the purpose of the variance process, as the special circumstances applicable to the property pertains to the lot's shape (the deficient lot depth, as requested by the City, in order to provide for a safer intersection at Hume Avenue and Alpine Avenue), and the location (proximity to the Hume and Alpine Avenues intersection, as well as location on knuckle where W. Amber Harvest Drive and Barberry Place meet).

Due to the reduced lot depth at the rear, due to the requested shift to accommodate a safer turn movement at Hume and Alpine Avenues, the required setbacks for a two-story home cannot be accommodated. The two-story product has the smallest footprint/encroachment into the rear setback than any other plan within the subdivision.

FINDINGS FOR APPROVAL

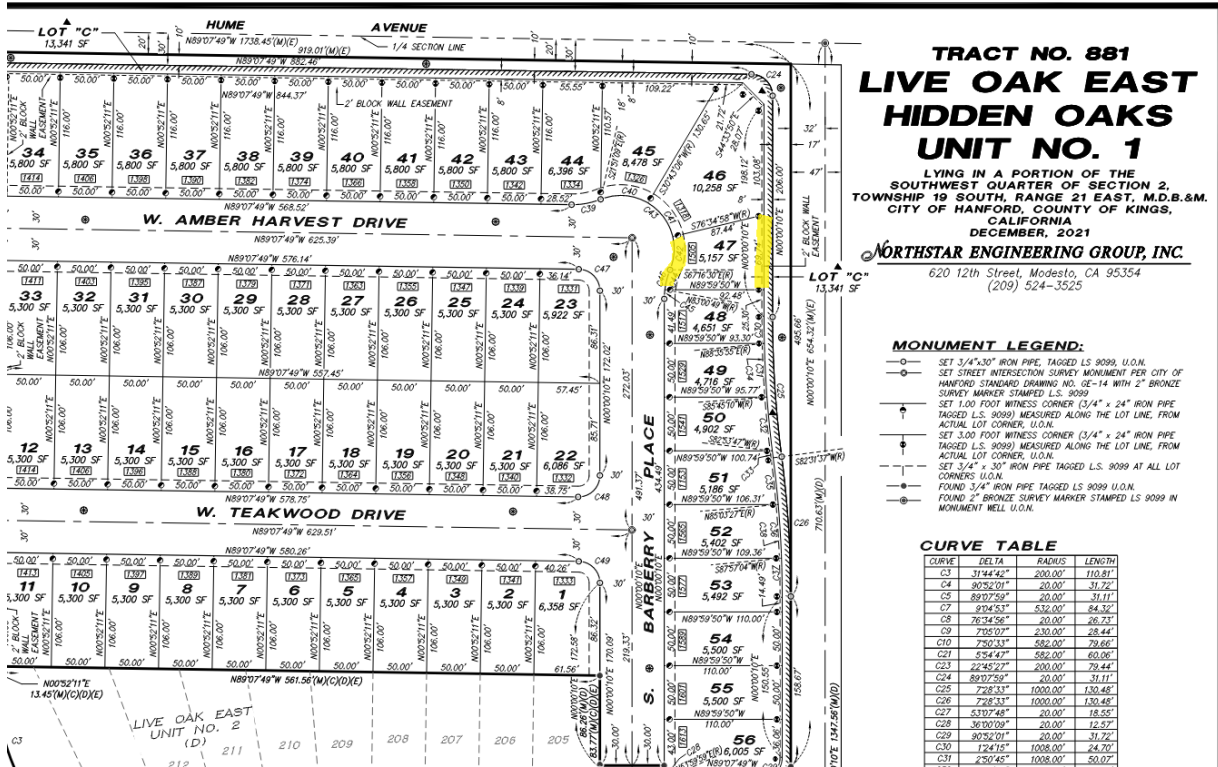
Variance No. 0015-24

In taking action on a Variance, the Planning Commission must make the appropriate findings, in accordance with Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special the special circumstances applicable to the property pertains to the lot's shape (the deficient lot depth, as requested by the City, in order to provide for a safer intersection at Hume Avenue and Alpine Avenue), and the location (proximity to the Hume and Alpine Avenues intersection, as well as location on knuckle where W. Amber Harvest Drive and Barberry Place meet).

Due to the reduced lot depth at the rear, due to the requested shift to accommodate a safer turn movement at Hume and Alpine Avenues, the required setbacks for a two-story home cannot be accommodated.



- That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. This lot was impacted by the City's request to shift the Alpine Avenue alignment to the west, in order to create a safer turn movement at Alpine and Hume Avenue. Although other lot depths are affected by the shift, this lot is impacted on both sides of the lot, due to the location on the knuckle where W. Amber Harvest Drive and Barberry Place meet.

- That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 16.5 feet from the lot line adjoining Alpine Avenue, and further setback through way of a landscape lot and block wall, plus right-of-way. The various departments reviewed the proposal and conditioned the project, accordingly.

- That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That other lots within the subdivision do not possess the characteristics of this lot, which were affected by the shift to accommodate a safer turn pocket on Hume and Alpine Avenues, as well as location on the knuckle where two streets meet. Granting of the variance does not constitute a special privilege inconsistent with the limitations upon the other properties within the vicinity and in the same land use district in which the property is located.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That the variance applies to the rear-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0015-24 would be consistent with the purpose of the variance process, as the special circumstances applicable to the property pertains to the lot's shape (the deficient lot depth, as requested by the City, in order to provide for a safer intersection at Hume Avenue and Alpine Avenue), and the location (proximity to the Hume and Alpine Avenues intersection, as well as location on knuckle where W. Amber Harvest Drive and Barberry Place meet).

Due to the reduced lot depth at the rear, due to the requested shift to accommodate a safer turn movement at Hume and Alpine Avenues, the required setbacks for a two-story home cannot be accommodated. The two-story product has the smallest footprint/encroachment into the rear setback than any other plan within the subdivision.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options. The project is also consistent with Policy T31 Coordination with Development Approvals, which aims to coordinate additions and modifications to the roadway system with land development approvals. The subject site's lot depth was affected by the shift to the alignment of the connection point of Alpine Avenue and Hume Avenue, in order to provide a safer right turn onto and off Alpine Avenue from Hume Avenue.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on March 1, 2024 and mailed to property owners within 300 feet of the project site on February 29, 2024. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No 2024-04, approving Variance No. 0015-24.

Applicant/Owner:

San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia, CA 93291

RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0005-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070, IN ORDER TO REDUCE THE REAR-YARD SETBACK, AS PRESCRIBED BY THE LIVE OAK MASTER PLAN, FROM 20 FEET TO 16 FEET AND NINE INCHES FOR A TWO-STORY HOME. THE PROJECT IS LOCATED AT 1505 S. BARBERRY PLACE, (LOT 47 OF TRACT 881, APN 011-110-052.).

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 12, 2024 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0015-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1505 S. Barberrry Place, Lot 47 of Tract 881, Hanford, CA 93230. The overall site APN is 011-110-052; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this variance application and have made recommendations thereon; and

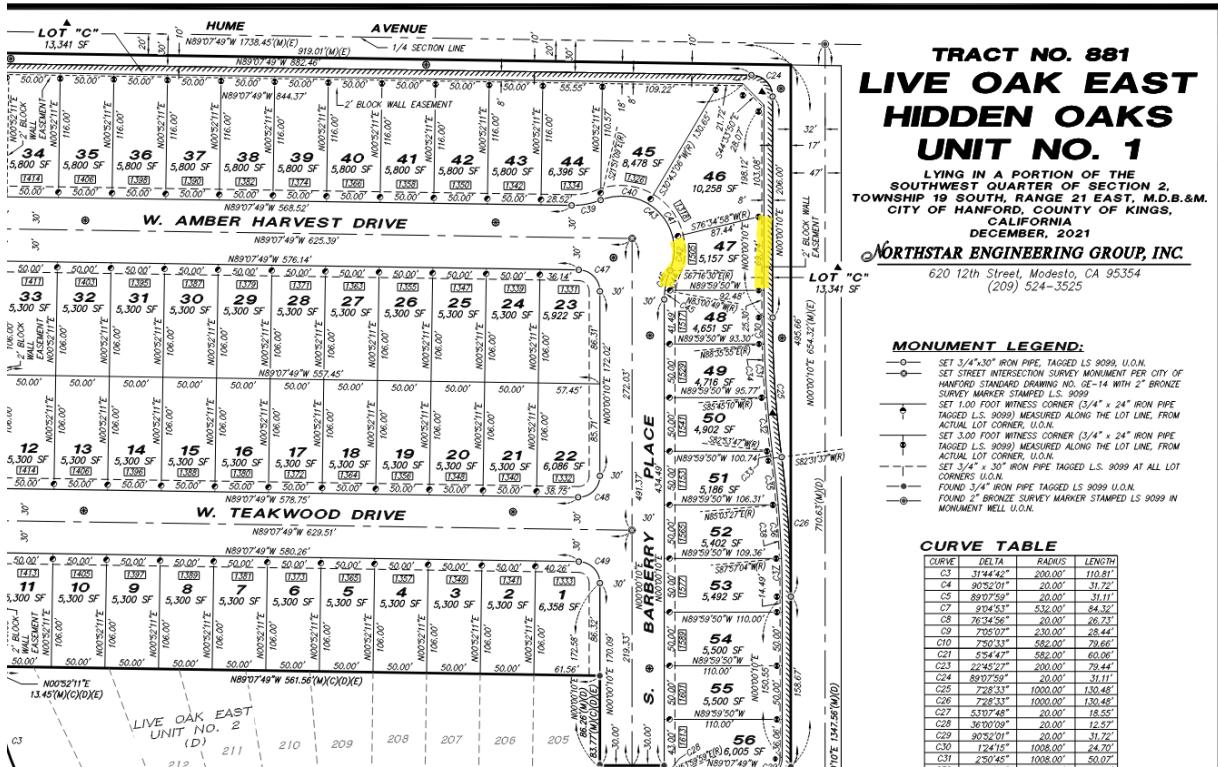
WHEREAS, the project is exempt from environmental review, per Section 15303 New Construction and Conversion of Small Structures of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special the special circumstances applicable to the property pertains to the lot's shape (the deficient lot depth, as requested by the City, in order to provide for a safer intersection at Hume Avenue and Alpine Avenue), and the location (proximity to the Hume and Alpine Avenues intersection, as well as location on knuckle where W. Amber Harvest Drive and Barberrry Place meet).

Due to the reduced lot depth at the rear, due to the requested shift to accommodate a safer turn movement at Hume and Alpine Avenues, the required setbacks for a two-story home cannot be accommodated.



- That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. This lot was impacted by the City's request to shift the Alpine Avenue alignment to the west, in order to create a safer turn movement at Alpine and Hume Avenue. Although other lot depths are affected by the shift, this lot is impacted on both sides of the lot, due to the location on the knuckle where W. Amber Harvest Drive and Barberry Place meet.

- That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 16.5 feet from the lot line adjoining Alpine Avenue, and further setback through way of a landscape lot and block wall, plus right-of-way. The various departments reviewed the proposal and conditioned the project, accordingly.

- That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That other lots within the subdivision do not possess the characteristics of this lot, which were affected by the shift to accommodate a safer turn pocket on Hume and Alpine Avenues, as well as location on the knuckle where two streets meet. Granting of the variance does not constitute a special privilege inconsistent with the limitations upon the other properties within the vicinity and in the same land use district in which the property is located.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That the variance applies to the rear-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0015-24 would be consistent with the purpose of the variance process, as the special circumstances applicable to the property pertains to the lot's shape (the deficient lot depth, as requested by the City, in order to provide for a safer intersection at Hume Avenue and Alpine Avenue), and the location (proximity to the Hume and Alpine Avenues intersection, as well as location on knuckle where W. Amber Harvest Drive and Barberry Place meet).

Due to the reduced lot depth at the rear, due to the requested shift to accommodate a safer turn movement at Hume and Alpine Avenues, the required setbacks for a two-story home cannot be accommodated. The two-story product has the smallest footprint/encroachment into the rear setback than any other plan within the subdivision.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options. The project is also consistent with Policy T31 Coordination with Development Approvals, which aims to coordinate additions and modifications to the roadway system with land development approvals. The subject site's lot depth was affected by the shift to the alignment of the connection point of Alpine Avenue and Hume Avenue, in order to provide a safer right turn onto and off Alpine Avenue from Hume Avenue.

THEREFORE, BE IT RESOLVED that Variance No. 0015-24 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP24-3737
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

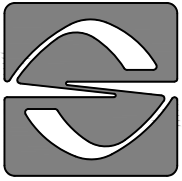
PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 12th day of March 2024.

Jason Waters, Secretary



San Joaquin Valley HOMES

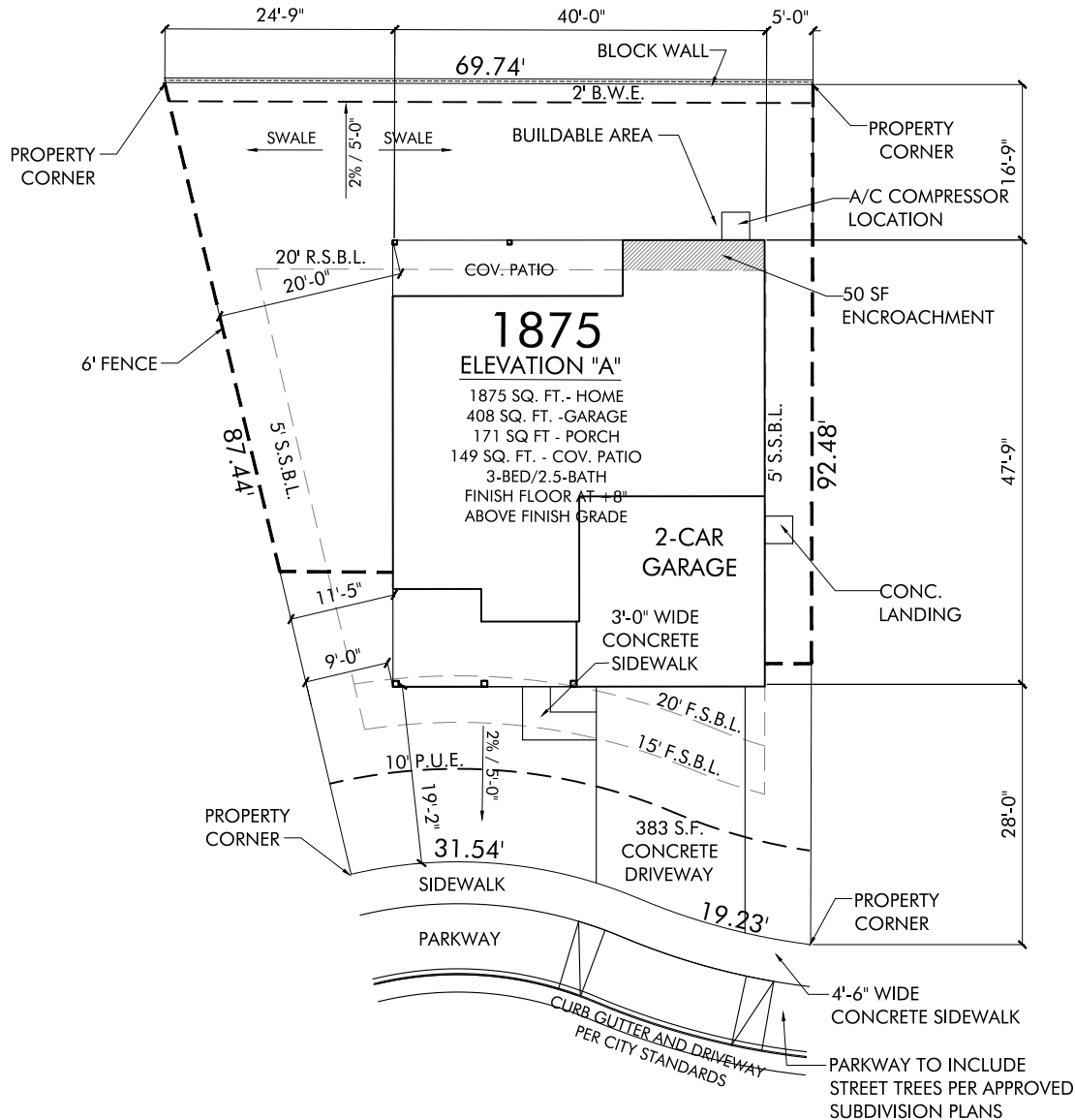
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660

LANDSCAPING REQUIREMENTS:

1. 6 CUBIC YARDS 3" THICK LAYER OF LANDSCAPE MULCH
2. 25% WITH MAXIMUM 500 SQ. FT. WARM SEASON BERMUDA GRASS TURF

I AGREE TO COMPLY WITH THE MWEL PRESCRIPTIVE COMPLIANCE OPTION

- 715 SF FRONT YARD LANDSCAPE - TURF NOT TO EXCEED 178 SF
- 408 SF FRONT YARD HARDSCAPE

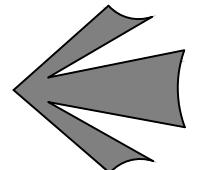


SITE PLAN

ADDRESS: 1505 S. BARBERRY PL.
APN:

LOT: 47

HIDDEN OAKS



NORTH
1" = 20'

HANFORD

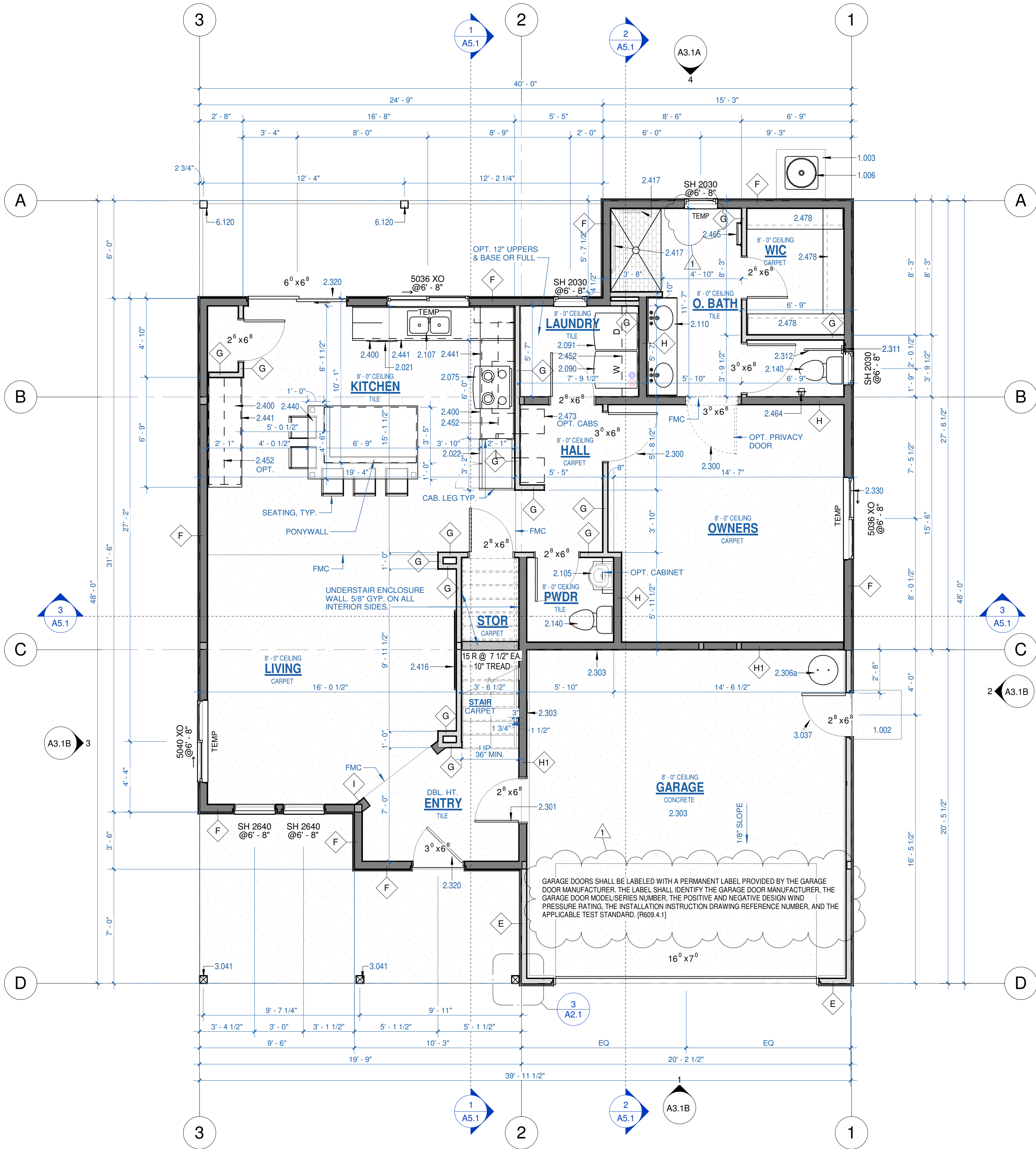
ALL DIMENSIONS SHOWN ARE WITHIN +/- 3%

BUYERS SIGNATURE

APPROVAL DATE

LEVEL 1 - STANDARD

1/4" = 1'-0"



AREA SCHEDULE	
CONDITIONED	
FIRST FLOOR	1,190 SF
SECOND FLOOR	685 SF
PATIO	149 SF
GARAGE	557 SF

GENERAL LANDING NOTES:	
1.	LANDINGS ARE TO BE PROVIDED EACH SIDE OF ALL EXTERIOR DOORS.
2.	LANDINGS AT OUTSWINGING DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD
3.	LANDINGS AT IN-SWINGING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD.
4.	MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" INCH PER FOOT.

HEAT PUMP
SYSTEMS USING GAS OR PROPANE FURNACES TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE A DEDICATED UNOBSTRUCTED 240V BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE FURNACE WITH CIRCUIT CONDUCTORS RATED AT LEAST 30 AMPMS WITH THE BLANK COVER IDENTIFIED AS 240V READY AND A RESERVED MAIN ELECTRICAL SERVICE PANEL SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY MARKED AS 'FOR FUTURE 240V USE'

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

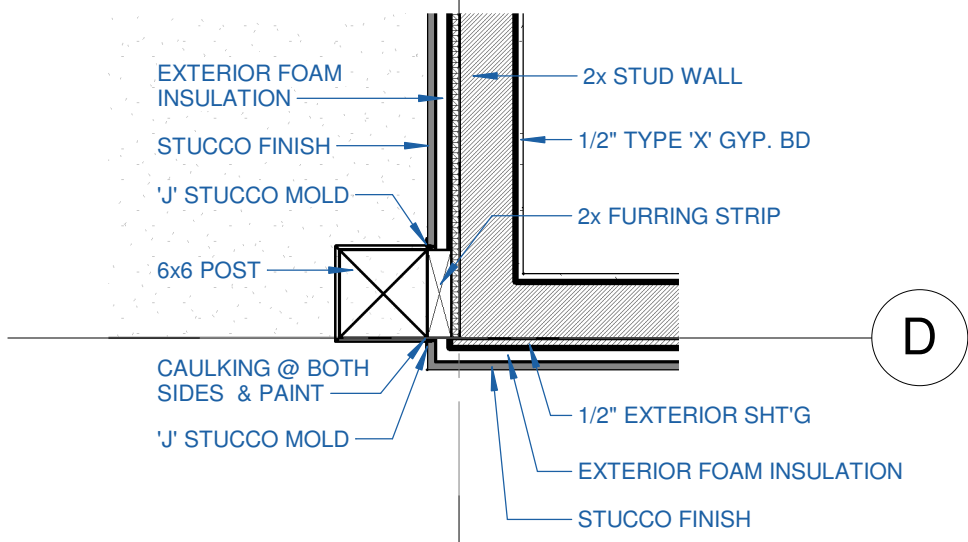
RBP23-0857

GENERAL NOTES :

- 2x Df#2 & BTR STUDS @ 16" o.c. (TYP. OF ALL WALLS) U.O.N.
- ALL WATER CLOSETS TO BE 1.28 GAL. FLUSH VOLUME.
- ALL WINDOWS TO BE DUAL GLAZED W/ WOOD OR VINYL FRAME (VERIFY)
- PRE-WIRE RESIDENCE FOR SECURITY SYSTEM. (VERIFY W/ OWNER)
- SEE OF-IR INFO. SHEETS FOR MIN. INSULATION R-VALUES REQ
- VERIFY ALL FINISH MATERIALS W/ OWNER
- PROVIDE FIREBLOCK/DRAFTSTOP TO SEPARATE CONCEALED SPACES IN WALL/CEILING ASSEMBLIES MAXIMUM 10' HIGH
- SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE DRAIN INLET. USE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC R307.1
- SHOWER AND TUB/SHOWER VALVES SHALL BE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
- LOCATE PLUMBING VENTS ON THE BACK SIDE OF ROOF.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.
- FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL. CPC SECTION 404.2
- GLAZING SUBJECT TO HUMAN IMPACT TO BE TEMPERED, PER CRC R308.3, R308.4 PER CALIFORNIA ENERGY CODE, SECTION 116.8.4. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE
- ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK
- FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES IN PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4
- SPECIFY STAPLES IN PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT TREATED WOOD ARE NOW REQUIRED TO BE MADE OF STAINLESS STEEL. PROVIDE NOTE ON THE PLANS

WALL SCHEDULE		
Type Mark	Type	R-Value
E	AD - Exterior - Stucco - 3 1/2" Wood Stud & Gyp	N/A
B	AD - Exterior - Stucco - 5 1/2" x 3.5" Furr - Wood Stud & Gyp 2	R-21
F	AD - Exterior - Stucco - 5 1/2" Wood Stud & Gyp	R-21
G	AD - Interior - 3 1/2" Wood Stud & Gyp (2 sides)	N/A
H	AD - Interior - 5 1/2" Wood Stud & Gyp (2 sides)	N/A
H1	AD - Interior - 5 1/2" Wood Stud & Gyp (insulated)	R-21
I	AD - Interior - 7 1/4" Wood Stud	N/A

KEYNOTE LEGEND	
#	Description
1.002	36" SQ. CONCRETE MIN. LANDING
1.003	36" SQ. CONCRETE PAD FOR COND. UNIT
1.006	AIR CONDITIONING UNIT
2.021	DISHWASHER
2.022	REFRIGERATOR WITH DCW
2.075	36" FREESTANDING RANGE
2.090	WASHING MACHINE
2.091	DRYER: VENT DUCT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. (CMC SECTION 504.3)
2.105	PEDESTAL SINK
2.107	DOUBLE SINK W/ DISPOSAL
2.110	DOUBLE VANITY SINK
2.140	WATER CLOSET (PER GREEN CODE)
2.300	INTERIOR DOOR TO HAVE 32" MIN. CLEAR PER CRC R327.1.3. SEE DETAIL 1DA
2.301	SOLID CORE WOOD DOOR NOT LESS THAN 1 3/8" IN THICKNESS OR 20 MINUTE FIRE-RATED DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC SECTION R302.5.1
2.303	PROVIDE (1) LAYER OF 5/8" THK TYPE 'X' GYP. BD. @ CEILING & (1) LAYER @ WALLS FOR 1-HOUR FIRE RATED PROTECTION PER TABLE R3.206 (TAPE, TEXTURE & PAINT)
2.306a	WATER HEATER - NEEA RATED HEAT-PUMP (OR EQUAL), FLOOR MOUNTED WITH DRIP-PAN. PROVIDE ANCHORS AND/OR SEISMIC STRAPS PER CPC 507
2.311	2x6 BACKING (REINFORCED) IN WALL FOR FUTURE GRAB BAR INSTALLATION
2.312	FUTURE FLIP-UP GRAB BAR, PROVIDE WALL REINFORCEMENT PER DETAIL 4DA
2.320	DOORS BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE ARE TO BE INSTALLED TO LIMIT AIR LEAKAGE
2.330	TEMPERED GLASS EMERGENCY EGRESS. SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) EMERGENCY EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" EMERGENCY OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
2.400	COUNTERTOP FINISH TBD BY OWNER
2.416	T.V. SPACE ABV (WALL MOUNTED)
2.417	ADA GRAB BAR (FUTURE USE), PROVIDE 2x6 BACKING (REINFORCED) IN WALL FOR FUTURE GRAB BAR INSTALLATION
2.440	SOLID SURFACE COUNTERTOP
2.441	BASE CABINET - SOLID SURFACE COUNTERTOP
2.452	UPPER CABINETS
2.464	T.P. HOLDER. BACKING CENTER @ 29" O.C ABV F.F
2.465	TOWEL BAR BACKING @48" ABV F.F
2.473	LINEN CABINET
2.478	SHELF AND POLE
3.037	FLUSH FIBERGLASS DOOR
3.041	COLUMN (SEE PLAN)
6.120	6X6 POST



POST DETAIL
1" = 1'-0"

Diagram illustrating an open-sided walking surface on a slope. The surface is 42" min high and extends horizontally within 36" of the floor or grade below. The slope is indicated as >30°. The surface is labeled "Open sided walking surface" and "Insect screen shall not be considered as a guard".

A diagram of a platform scale. It consists of a base with a hatched pattern, a central vertical column with a staircase, and a horizontal platform. Two vertical posts support the platform. On the left, a vertical dimension line indicates a height of $>30"$. A person is standing on the platform, and another person is standing on the base next to the staircase. A horizontal arrow points to the right from the left side of the platform.

Diagram illustrating the requirements for stair guards. A sphere 4 inches in diameter is shown passing through the guard. The height of the guard is indicated as 34 inches minimum. The diagram also shows the guardrail system on the open side of the stairs.

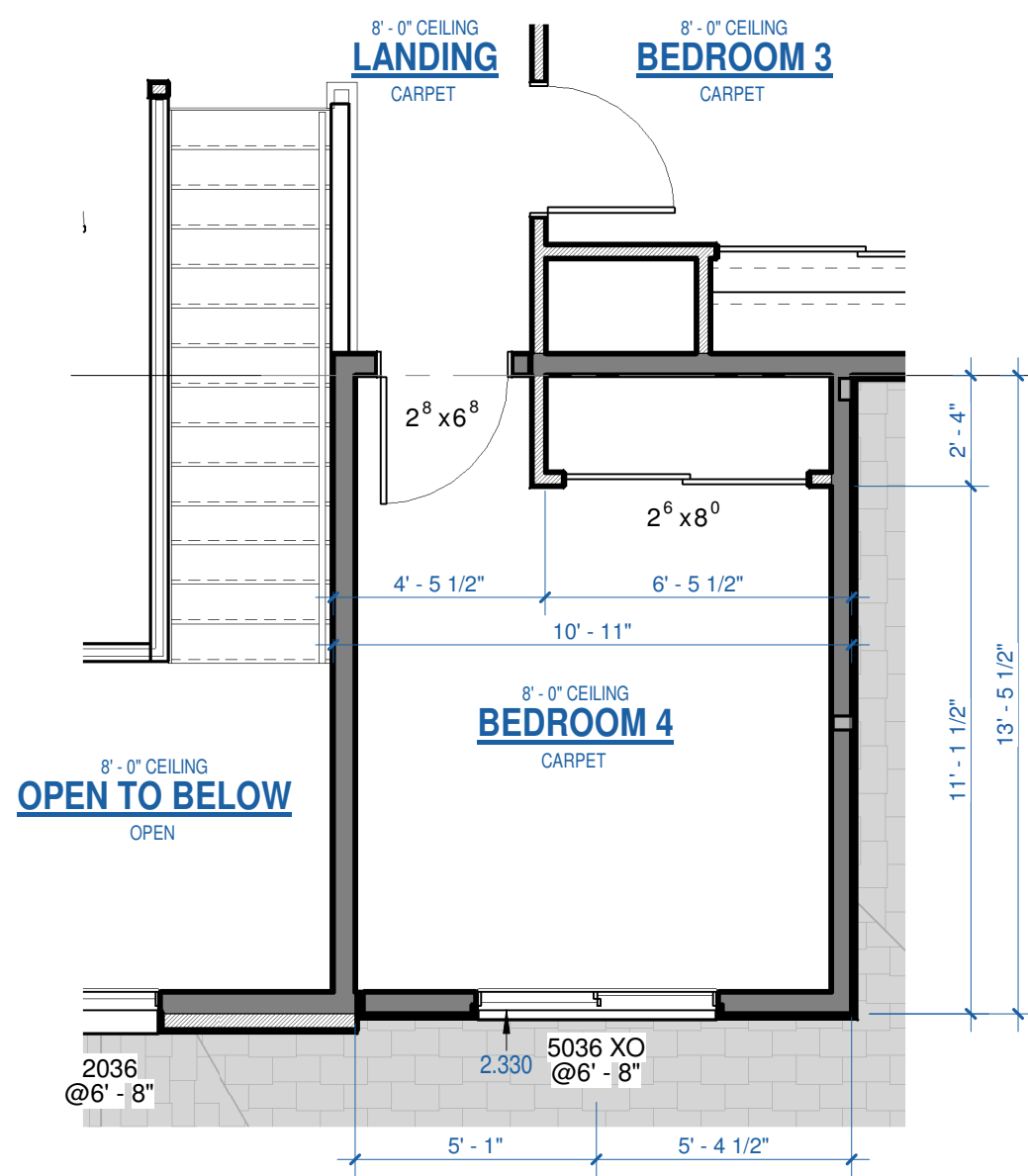
Guards on the **open side of stairs** shall not have openings that allow passage of a sphere 4" in diameter

Height = 34" min.
Exception: where top of guard also serves as handrail on **open side of the stair**, the height is 34" (min.) - 38" (max.).

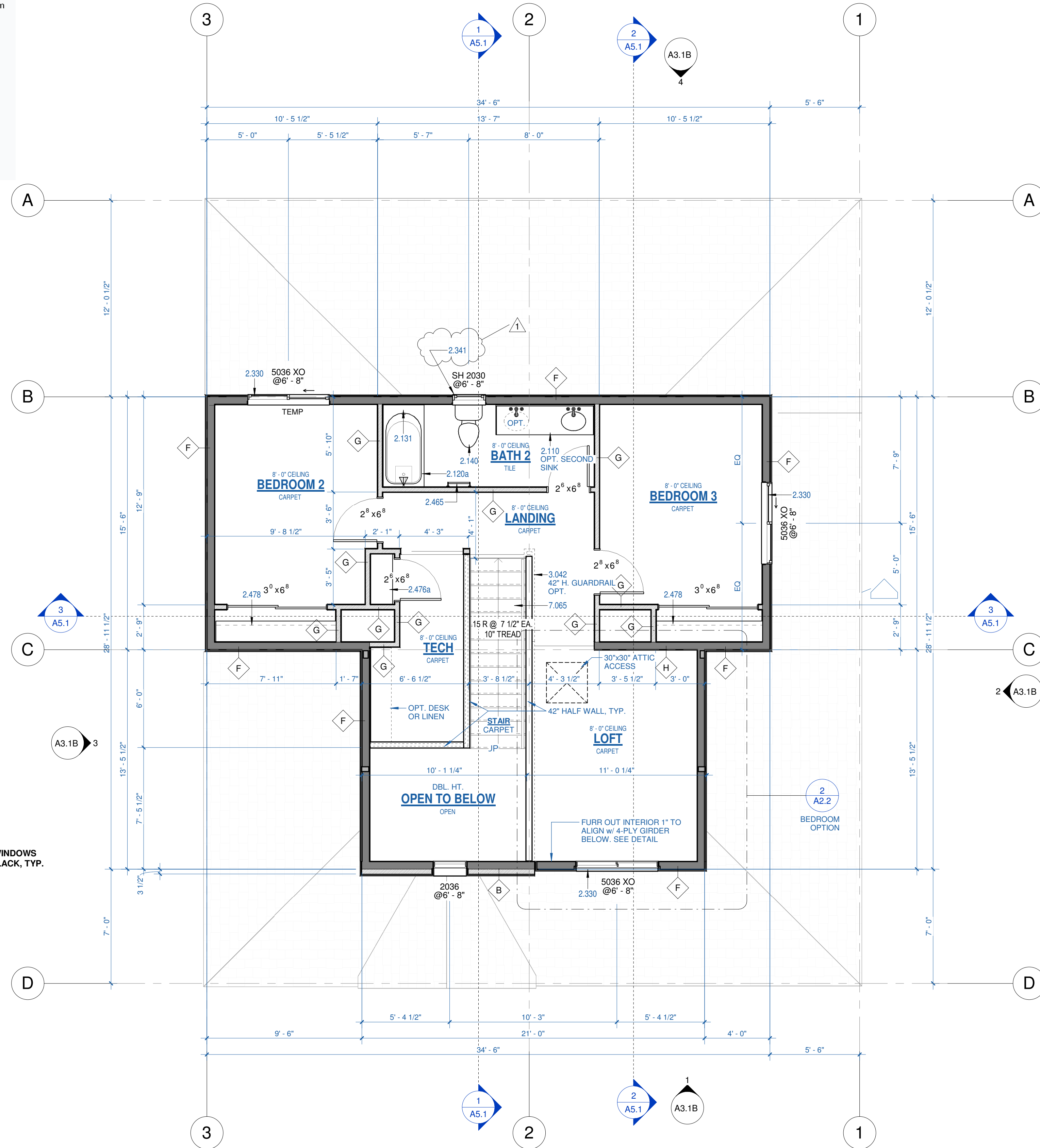
— Height = 34" min.
Exception: where top of guard also serves as handrail on **open side of the stair**, the height is 34" (min.)–38" (max.)

Height measured from line connecting the nosings.

Triangular openings at the open side of stair, formed by the riser, tread, and bottom rail of a guard, shall not allow passage of a sphere 6" in diameter



2 $\frac{BED}{1/4" = 1'-0"}$



1 $1/4" = 1'-0"$

CONDITIONED	
FIRST FLOOR	1,190 SF
SECOND FLOOR	685 SF
	1,875 SF
OTHER	
GARAGE	408 SF
PATIO	149 SF
	557 SF

2. ALL WATER & BTR. STUDS @ 16"oc. (OF ALL WALLS) U.O.N.
3. DRY FRAME CLOSETS TO BE 1.28 GAL. FLUSH VOLUME.
4. ALL WINDING TO BE 1/2" MIN. THICK. 1/2" MIN. FRAME (VERIFY)
5. PRE-WIRE RESIDENCE FOR SECURITY SYSTEM (VERIFY W/OWNER)
6. SET OF IR INFRARED THERMOMETER & THERMISTOR R-VALUES REQ.
7. VERIFY ALL FINISH MATERIALS w/ OWNER
8. PROVIDE FIREBLOCK/DRAFTSTOP TO SEPARATE COMBUSTIBLE SPACES IN WALLS
9. SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE
10. ALL TILE, NO. 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4,

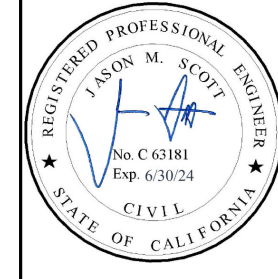
Type Mark	Type	R-Value
E	AD - Exterior - Stucco - 3 1/2" Wood Stud & Gyp	N/A
B	AD - Exterior - Stucco - 5 1/2" +3.5" Furr - Wood Stud & Gyp 2	R-21
F	AD - Exterior - Stucco - 5 1/2" Wood Stud & Gyp	R-21
G	AD - Interior - 3 1/2" Wood Stud & Gyp (2 sides)	N/A
H	AD - Interior - 5 1/2" Wood Stud & Gyp (2 sides)	N/A
H1	AD - Interior - 5 1/2" Wood Stud & Gyp (insulated)	R-21
I	AD - Interior - 7 1/4" Wood Stud	N/A

KEYNOTE LEGEND	
#	Description
2.10.10	DOUBLE VANITY SINK
2.12.12	STANDARD FIBERGLASS TUB-SHOWER UNIT WITH SHOWER CURTAIN
2.13.1	SHOWER CONTROLS
2.130	WATER CLOSET (PER GREEN CODE)
2.330	TEMPERED GLASS EMERGENCY EGRESS; SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) EMERGENCY EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
2.341	Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools shall be on the exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be a hazardous location. This shall apply to single glazing and each pane of multi pane glazing
2.465	TOWEL BAR BACKING @48" ABV F.E.
2.476A	(5) SHELVEYS @ 16" DEEP
2.476	SHELF AND POLE
3.042	PAILING PER CODE, VERIFY TYPE WITH OWNER
2.085	STAIRS PER CODE (SEE PLAN FOR SIZE AND LAYOUT)

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards.

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

RBP23-0857



#	Description	Date
1	CITY COMMENTS 2	5.11.23

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San Joaquin Valley
HOMES

SJVH - 1875
Hidden Oaks, Hanford CA

GARAGE: _____

RIGHT _____

FLOOR BUILDING DIVISION _____

APPROVED

DATE _____

OF PLANS AND SPECIFICATIONS _____

FOR ON THE JOB AT TWO TIMES ANCE _____

OR ALTERATIONS SHALL BE _____

FOR THE BUILDING DIVISION. _____

CHAMPING OF THIS PLAN AND _____

CTIONS SHALL NOT BE HELD TO _____

BE AN APPROVAL OF THE _____

OF ANY PROVISIONS OF ANY CITY _____

OR STATE LAW. REVIEWED FOR _____

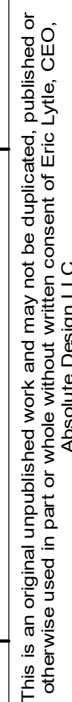
CODE COMPLIANCE _____

A22

BY: CHRYSTY L. STINE _____

05/23/2023

Floor Plan - Upper



ANY ADHERED MASONRY VENEER AND/OR STONE VENEER SHALL COMPLY WITH CRC R703.12

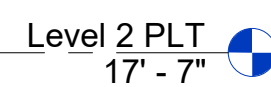
ALL NON-ADHERED MASONRY VENEER AND ANCHOR STONE VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT TIES. TIES EMBEDDED IN A MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1/2 INCHES WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO THE OUTSIDE FACE. CORRUGATED SHEET METAL TIES SHALL BE USED AND SHALL BE PLACED AT 16" MAXIMUM ON CENTER. CORROSION RESISTANT TIES SHALL BE PLACED NOT MORE THAN 16" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. IN SEISMIC DESIGN CATEGORY D, C, OR D, OR TOWNHOMES IN CATEGORY C OR IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT PRESSURE EXCEED THAT SHALL NOT SUPPORT MORE THAN 2.5 SQUARE FEET OF WALL AREA, PER CRC 703.7.4 AND 703.7.4.1

UPON RECEIPT OF MASONRY VENEER, THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS FOR THE PRODUCT(S) OR PROVIDE MANUFACTURER'S ICC-ES REPORT TO THE GOVERNING BUILDING OFFICIAL.

KEYNOTE LEGEND	
#	Description
3.005	STUCCO FINISH (2-COAT SYSTEM), WIRE LATH, FOAM CONTROL FOAM INSULATION BOARD ICC-ES (ER-1006) AND (2) LAYERS OF GRADE D WATER RESISTIVE BUILDING PAPER
3.029	ATTIC VENT
3.032	WOOD BEAMS
3.037	FLUSH FIBERGLASS DOOR
3.041	COLUMN (SEE PLAN)
3.050	CONTINUOUS FASCIA
3.100	ROOFING MATERIAL (SEE ROOF PLAN FOR TYPE AND ASSEMBLY)
3.105	CONTINUOUS RAIN GUTTER SYSTEM WITH DOWNSPOUTS



1

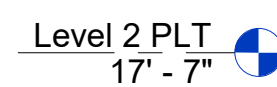
$$1/4'' = 1'-0''$$


Level 2
Level 1 PLT
8' - 1"

Level 1 0"

2

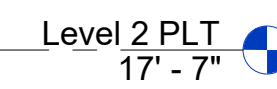
1/8" = 1'-0"



Level 2
Level 1 PLT
8' - 1"

Level 1 0" 

3

$$1/8'' = 1'-0''$$


Level 2	9' - 6"	
Level 1 PLT	8' - 1"	

Level 1 0" 

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ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

4

$$\frac{1}{4}'' = 1'-0''$$

RBP23-0857



San Joaquin Valley
HOMES

SJVH - 1875
Hidden Oaks, Hanford CA

GARAGE:

RIGHT

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE"

ABLA

05/23/2023

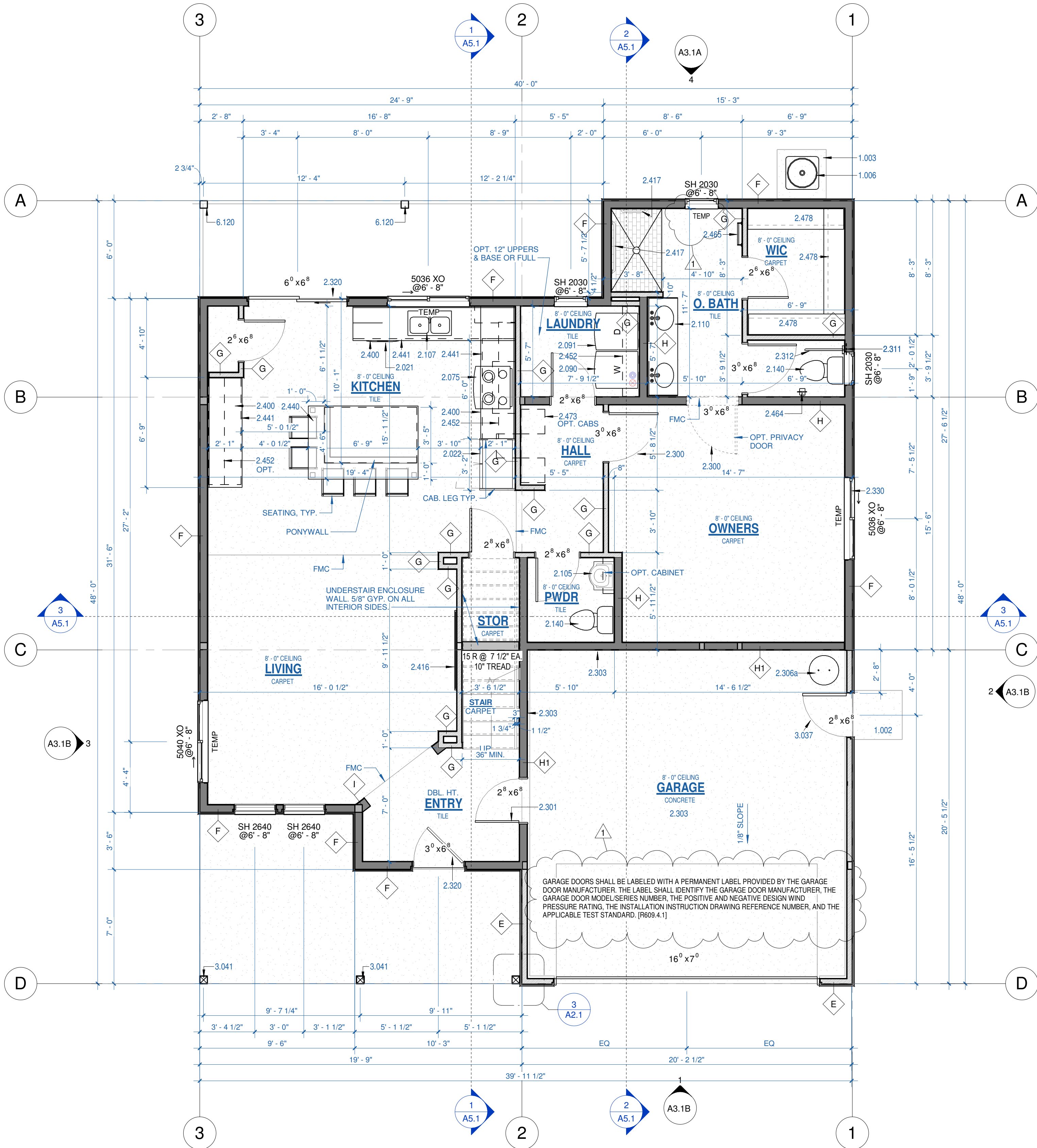
05/23/2023

Exterior Elevations
(A)

Page 31

LEVEL 1 - STANDARD

1 1/4" = 1'-0"



AREA SCHEDULE		
CONDITIONED		
FIRST FLOOR		1,190 SF
SECOND FLOOR		685 SF
		1,875 SF
OTHER		
GARAGE		408 SF
PATIO		149 SF
		557 SF

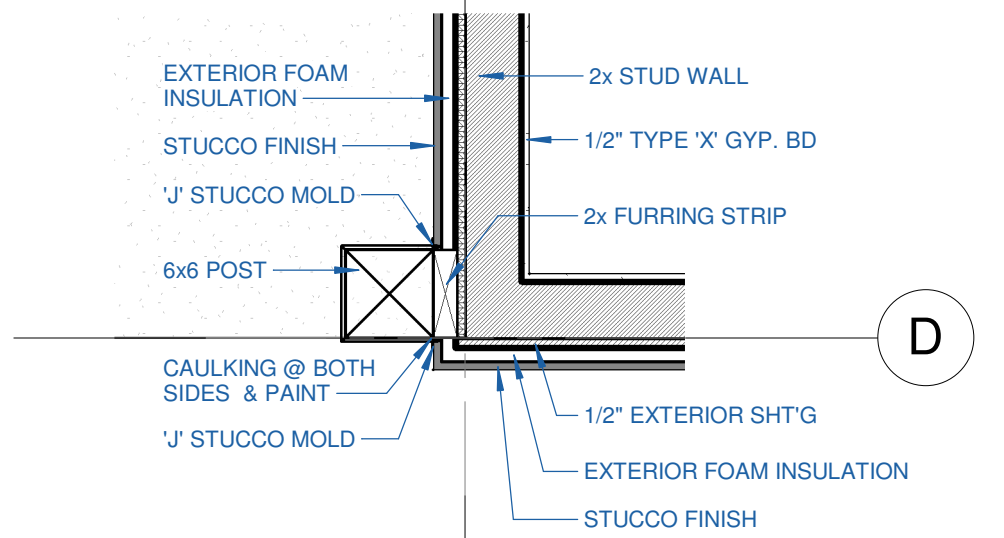
- GENERAL LANDING NOTES:**
- LANDINGS ARE TO BE PROVIDED EACH SIDE OF ALL EXTERIOR DOORS.
 - LANDINGS AT OUTSWINGING DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD
 - LANDINGS AT IN-SWINGING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD.
 - MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4 INCH PER FOOT.

HEAT PUMP
SYSTEMS USING GAS OR PROPANE FURNACES TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE A DEDICATED UNOBSTRUCTED 240V BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE FURNACE WITH CIRCUIT CONDUCTORS RATED AT LEAST 30 AMPMS WITH THE BLANK COVER IDENTIFIED AS 240V READY AND A RESERVED MAIN ELECTRICAL SERVICE PANEL SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY MARKED AS 'FOR FUTURE 240V USE'

- GENERAL NOTES :**
- 2x Df#2 & BTR STUDS @ 16" o.c. (TYP. OF ALL WALLS) U.O.N.
 - ALL WATER CLOSETS TO BE 1.28 GAL. FLUSH VOLUME.
 - ALL WINDOWS TO BE DUAL GLAZED W/ WOOD OR VINYL FRAME (VERIFY)
 - PRE-WIRE RESIDENCE FOR SECURITY SYSTEM (VERIFY W/ OWNER)
 - SEE OF-IR INFO. SHEETS FOR MIN. INSULATION R-VALUES REQ
 - VERIFY ALL FINISH MATERIALS W/ OWNER
 - PROVIDE FIREBLOCK/DRAFTSTOP TO SEPARATE CONCEALED SPACES IN WALL/CEILING ASSEMBLIES MAXIMUM 10' HIGH
 - SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE DRAIN INLET. USE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC R307.1
 - SHOWER AND TUB/SHOWER VALVES SHALL BE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
 - LOCATE PLUMBING VENTS ON THE BACK SIDE OF ROOF.
 - PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.
 - FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL. CPC SECTION 404.2
 - GLAZING SUBJECT TO HUMAN IMPACT TO BE TEMPERED, PER CRC R308.3, R308.4 PER CALIFORNIA ENERGY CODE, SECTION 116.8.4. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE
 - ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK
 - FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES IN PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4
 - SPECIFY STAPLES IN PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT TREATED WOOD ARE NOW REQUIRED TO BE MADE OF STAINLESS STEEL. PROVIDE NOTE ON THE PLANS

WALL SCHEDULE		
Type Mark	Type	R-Value
E	AD - Exterior - Stucco - 3 1/2" Wood Stud & Gyp	N/A
B	AD - Exterior - Stucco - 5 1/2" +3.5" Furr - Wood Stud & Gyp 2	R-21
F	AD - Exterior - Stucco - 5 1/2" Wood Stud & Gyp	R-21
G	AD - Interior - 3 1/2" Wood Stud & Gyp (2 sides)	N/A
H	AD - Interior - 5 1/2" Wood Stud & Gyp (2 sides)	N/A
H1	AD - Interior - 5 1/2" Wood Stud & Gyp (insulated)	R-21
I	AD - Interior - 7 1/4" Wood Stud	N/A

KEYNOTE LEGEND	
#	Description
1.002	36" SQ. CONCRETE MIN. LANDING
1.003	36" SQ. CONCRETE PAD FOR COND. UNIT
1.006	AIR CONDITIONING UNIT
2.021	DISHWASHER
2.022	REFRIGERATOR WITH DCW
2.075	36" FREESTANDING RANGE
2.090	WASHING MACHINE
2.091	DRYER: VENT DUCT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. (CMC SECTION 504.3)
2.105	PEDESTAL SINK
2.107	DOUBLE SINK W/ DISPOSAL
2.110	DOUBLE VANITY SINK
2.140	WATER CLOSET (PER GREEN CODE)
2.300	INTERIOR DOOR TO HAVE 32" MIN. CLEAR PER CRC R327.1.3. SEE DETAIL 1DA
2.301	SOLID CORE WOOD DOOR NOT LESS THAN 1 3/8" IN THICKNESS OR 20 MINUTE FIRE-RATED DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC SECTION R302.5.1
2.303	PROVIDE (1) LAYER OF 5/8" THK TYPE 'X' GYP. BD. @ CEILING & (1) LAYER @ WALLS FOR 1-HOUR FIRE RATED PROTECTION PER TABLE R3.206 (TAPE, TEXTURE & PAINT)
2.306a	WATER HEATER - NEEA RATED HEAT-PUMP (OR EQUAL), FLOOR MOUNTED WITH DRIP-PAN. PROVIDE ANCHORS AND/OR SEISMIC STRAPS PER CPC 507
2.311	2x8 BACKING (REINFORCED) IN WALL FOR FUTURE GRAB BAR INSTALLATION
2.312	FUTURE FLIP-UP GRAB BAR, PROVIDE WALL REINFORCEMENT PER DETAIL 4DA
2.320	DOORS BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE ARE TO BE INSTALLED TO LIMIT AIR LEAKAGE
2.330	TEMPERED GLASS EMERGENCY EGRESS. SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) EMERGENCY EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" EMERGENCY OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
2.400	COUNTERTOP FINISH TBD BY OWNER
2.416	T.V. SPACE ABV (WALL MOUNTED)
2.417	ADA GRAB BAR (FUTURE USE), PROVIDE 2x8 BACKING (REINFORCED) IN WALL FOR FUTURE GRAB BAR INSTALLATION
2.440	SOLID SURFACE COUNTERTOP
2.441	BASE CABINET - SOLID SURFACE COUNTERTOP
2.452	UPPER CABINETS
2.464	T.P. HOLDER. BACKING CENTER @ 29" O.C ABV F.F
2.465	TOWEL BAR BACKING @48" ABV F.F
2.473	LINEN CABINET
2.478	SHELF AND POLE
3.037	FLUSH FIBERGLASS DOOR
3.041	COLUMN (SEE PLAN)
6.120	6X6 POST



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ROD CARSEY CONSULTING & PLAN CHECK SERVICE

RBP23-0857

3 1" = 1'-0"

Insect screen shall not be considered as a guard

42" min

Open sided walking surface

>30"

FLOOR OR GRADE BELOW

Within 36"

FLOOR OR GRADE BELOW

Guards on the **open side of stairs** shall not have openings that allow passage of a sphere 4 3/8" in diameter

Height = 34" min.
Exception: where top of guard also serves as handrail on **open side of the stair**, the height is 34" (min.) - 38" (max.)

Height measured from line connecting the nosings.

Top of guard

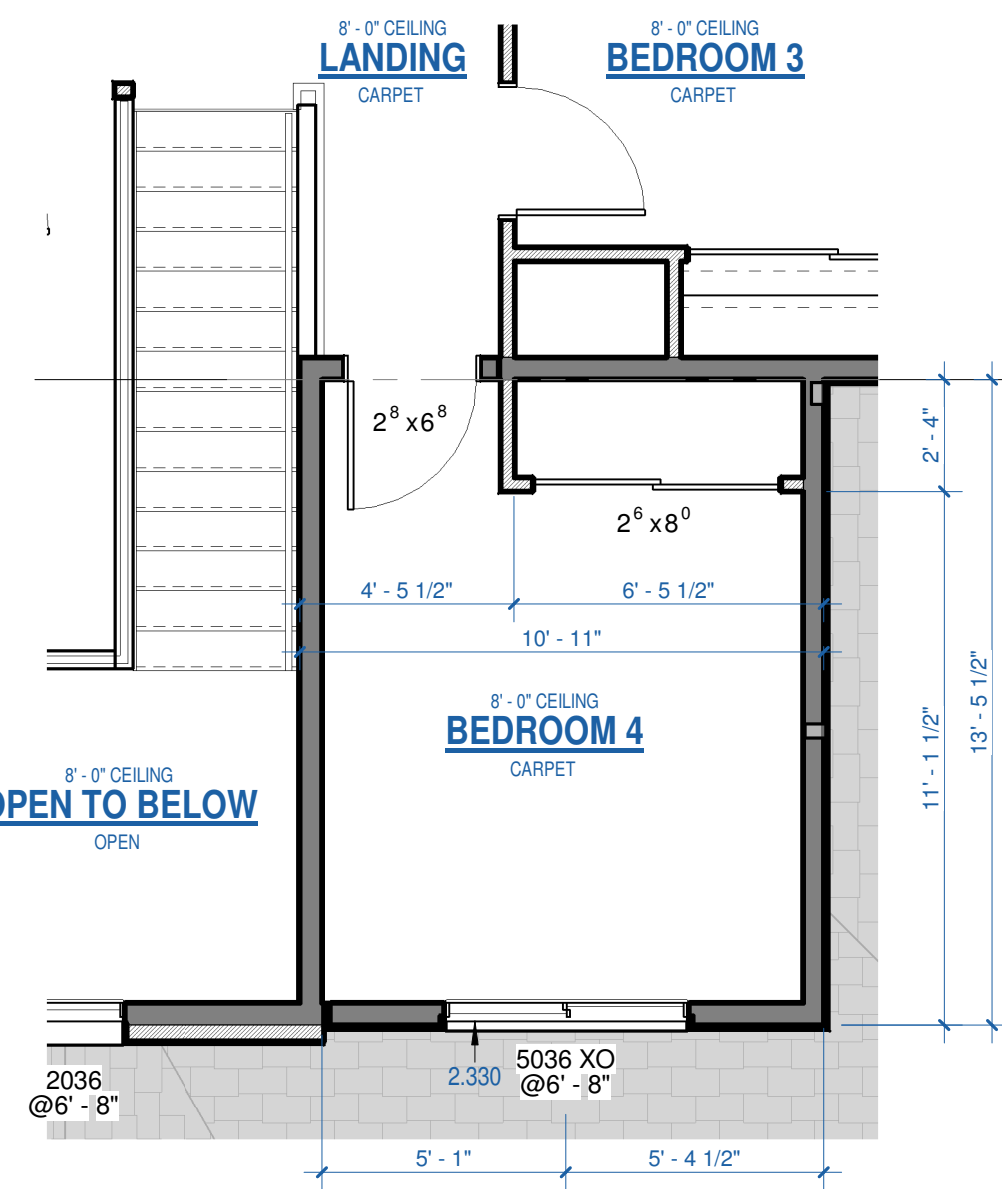
42" min

Landing

34" min

Stairway

Triangular openings at the open side of stair, formed by the riser, tread, and bottom rail of a guard, shall not allow passage of a sphere 6" in diameter



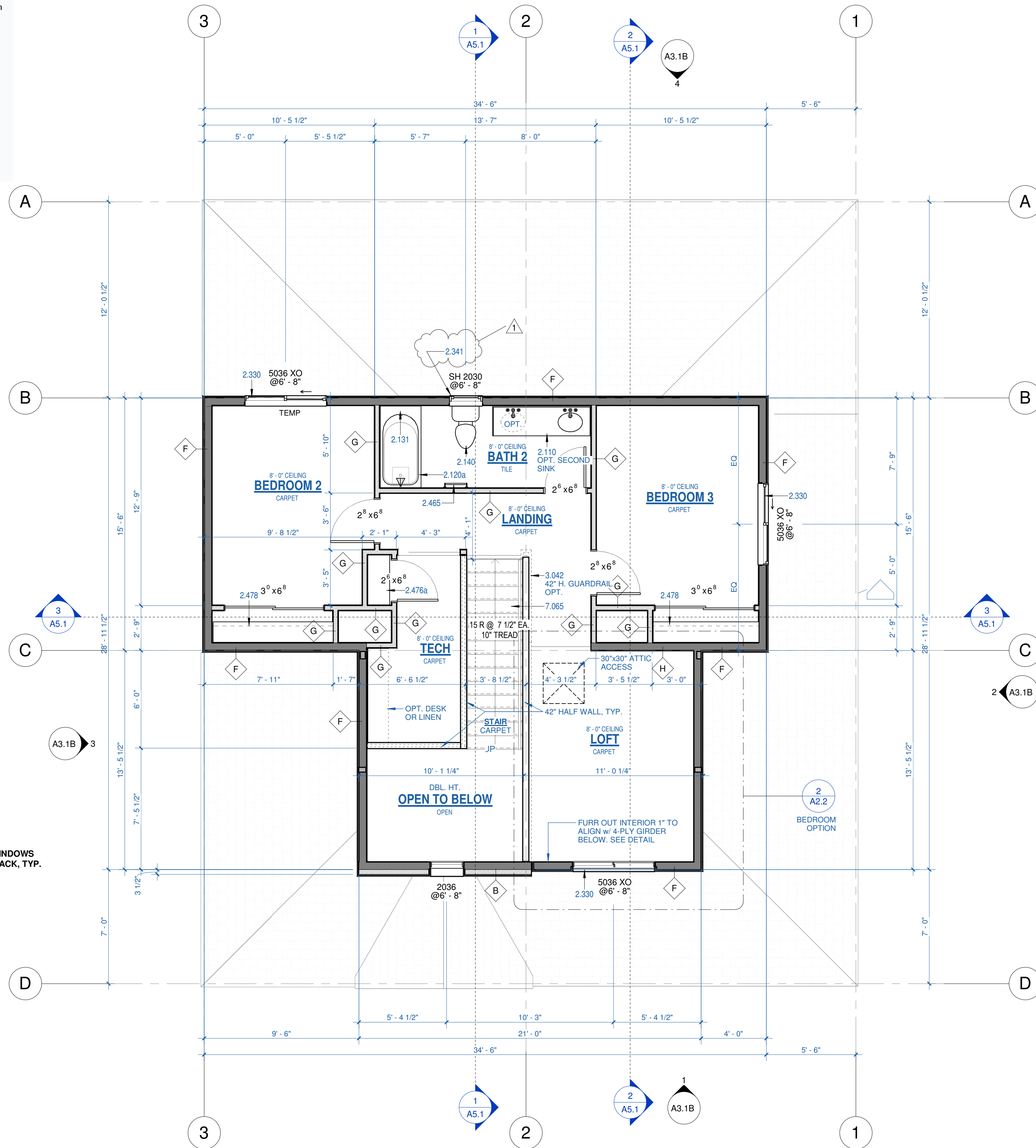
2	BED
	1/4" = 1'-0'

CONDITIONED	
FIRST FLOOR	1,190 SF
SECOND FLOOR	685 SF
	1,875 SF
OTHER	
GARAGE	408 SF
PATIO	149 SF
	557 SF

2. ALL DWFR & BTR STUDS @16" (TYP. OF ALL WALLS) U.O.N.
3. DWFR & BTR STUDS @16" TO 128 GFL. FLUSH VOLUME.
4. ALL WINDING TO BE GLAZED TO MATCH EXISTING FRAME (VERIFY).
5. PER- WIRE RESISTANCE FOR SECURITY SYSTEM, VERIFY W/ OWNER.
6. SEE OF FR FOR WINDING OR MIN. ANCHORING R-VALUES REQ.
7. VERIFY FINISH MATERIALS W/ OWNER.
8. PROVIDE FIREBLOCK/RAFTERS TOP TO SEPARATE CONCEALED SPACES IN LOFT.
9. 18" ST. NOT TO BE USED FOR ANY OTHER PURPOSES.
10. SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE.
11. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.
12. JOINTS OR GLASS MAT GYPUM BACKERS SHALL BE USED TO BASE FOR WALL.
13. FILES IN TUB AND SHOWERS. CPC R307.1
14. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.
15. PROVIDE MANUFACTURES INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBS ON THE JOB SITE FOR INSPECTION PURPOSES.
16. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.
17. WITH AN ACCESS PANEL, CPC SECTION 4-9.2
18. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.
19. PER CALIFORNIA ENERGY CODE, SECTION 116.04. ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION.
20. ALL GLAZING ARE TO BE LABELED TO BE REMOVED UNTIL APPROVED INSPECTION.
21. TRANSMITTANCE.
22. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.
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100. PROVIDE 1/2" THICK SUBSTRONG BOARD OVER JOINTS, USE BASE FOR WALL.

Type Mark	Type	R-Value
E	AD - Exterior - Stucco - 3 1/2" Wood Stud & Gyp	N/A
B	AD - Exterior - Stucco - 5 1/2" +3.5" Furr - Wood Stud & Gyp	R-21
F	AD - Exterior - Stucco - 5 1/2" Wood Stud & Gyp	R-21
G	AD - Interior - 3 1/2" Wood Stud & Gyp (2 sides)	N/A
H	AD - Interior - 5 1/2" Wood Stud & Gyp (2 sides)	N/A
H1	AD - Interior - 5 1/2" Wood Stud & Gyp (insulated)	R-21
I	AD - Interior - 7 1/4" Wood Stud	N/A

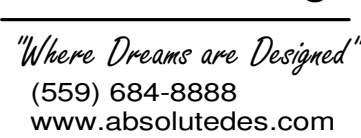
#	Description
2.110	DOUBLE VANITY SINK
2.120a	STANDARD FIBERGLASS TUB/SHOWER UNIT WITH SHOWER CURTAIN ROD
2.131	SHOWER CONTROLS
2.140	WATER CLOSET (P/P GREEN CODE)
2.130	TEMPERED GLASS EMERGENCY EGRESS; SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) EMERGENCY EXTERIOR EMERGENCY EGRESS AND ONE (1) EMERGENCY EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" EMERGENCY OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
2.241	Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools, where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be a hazardous location. This shall apply to single glazing and each pane of double glazing.
2.465	LOWEL BACK BACKING @48" ABV F.F.
2.476a	(T) SHELVES BY 16" DEEP
2.478	SHELF AND POLE
3.042	PAVING PER CODE. VERIFY TYPE WITH OWNER
2.705	STAIRS PER CODE (SEE PLAN FOR SIZE AND LAYOUT)



1	$1/4" = 1'-0"$
---	----------------

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

RBP23-0857



#	Description	Date
1	CITY COMMENTS 2	5.11.23

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San Joaquin Valley
HOMES

SJVH - 1875
Hidden Oaks, Hanford CA

GARAGE:

RIGHT

LANDROD BUILDING DIVISION

APPROVED

DATE: 5/29/22

SET OF PLANS AND SPECIFICATIONS
KEEP ON THE JOB AT ALL TIMES. ANY
CHANGES OR ALTERATIONS SHALL BE
EXCEPT BY THE BUILDING DIVISION.

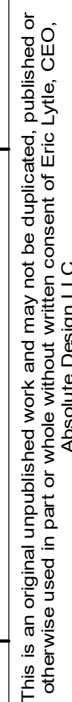
THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE CONSID-
ERED AN APPROVAL OF THE CITY
OR ANY PROVISIONS OF ANY CITY
OR STATE LAW. *REVIEWED FOR
CODE COMPLIANCE.

A22

BY: CHRYSTIAN FRAZ

05/23/2023

Floor Plan - Upper



ANY ADHERED MASONRY VENEER AND/OR STONE VENEER SHALL COMPLY WITH CRC R703.12

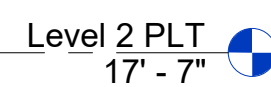
ALL NON-ADHERED MASONRY VENEER AND ANCHOR STONE VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT TIES. TIES EMBEDDED IN A MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1/2 INCHES WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO THE OUTSIDE FACE. CORRUGATED SHEET METAL TIES SHALL BE USED AND SHALL BE PLACED AT 16" ON CENTER. CORROSION RESISTANT TIES SHALL BE PLACED NOT MORE THAN 16" ON CENTER, BOTH HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. IN SEISMIC DESIGN CATEGORY D, C, OR D, OR TOWNSHIPS IN CATEGORY C OR IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT PRESSURE EXCEED THAT SHALL NOT SUPPORT MORE THAN 2.5 SQUARE FEET OF WALL AREA, PER CRC 703.7.4 AND 703.7.4.1

UPON SELECTION OF MASONRY VENEER, THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS FOR THE PRODUCT(S) OR PROVIDE MANUFACTURER'S ICC-ES REPORT TO THE GOVERNING BUILDING OFFICIAL.

KEYNOTE LEGEND	
#	Description
3.005	STUCCO FINISH (2-COAT SYSTEM), WIRE LATH, FOAM CONTROL FOAM INSULATION BOARD ICC-ES (ER-1006) AND (2)LAYERS OF GRADE D WATER RESISTIVE BUILDING PAPER
3.029	ATTIC VENT
3.032	WOOD BEAMS
3.037	FLUSH FIBERGLASS DOOR
3.041	COLUMN (SEE PLAN)
3.050	CONTINUOUS FASCIA
3.100	ROOFING MATERIAL (SEE ROOF PLAN FOR TYPE AND ASSEMBLY)
3.105	CONTINUOUS RAIN GUTTER SYSTEM WITH DOWNSPOUTS



1

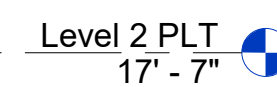
$$1/4'' = 1'-0''$$


Level 2
Level 1 PLT
8' - 1"

Level 1 0"

2

1/8" = 1'-0"

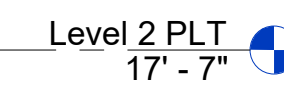


Level 2
Level 1 PLT
8' - 1"

Level 1 0" 

3

1/8" = 1'-0"



Level 2	9' - 6"	
Level 1 PLT	8' - 1"	

Level 1 0" 

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

4

$$\frac{1}{4}'' = 1'-0''$$

RBP23-0857



San Joaquin Valley
HOMES

SJVH - 1875
Hidden Oaks, Hanford CA

GARAGE:
RIGHT

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OF TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR

CODE COMPLIANCE."

BY: CHRYSTINA ARMS

05/23/2023

Exterior Elevations

Chapter 3

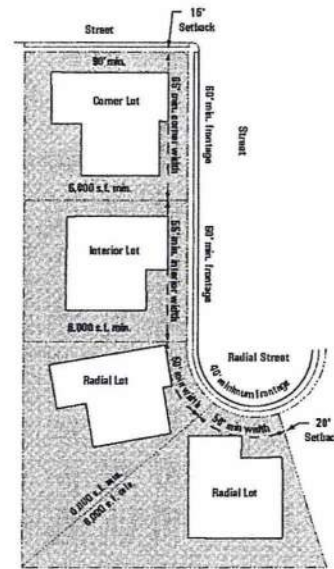
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

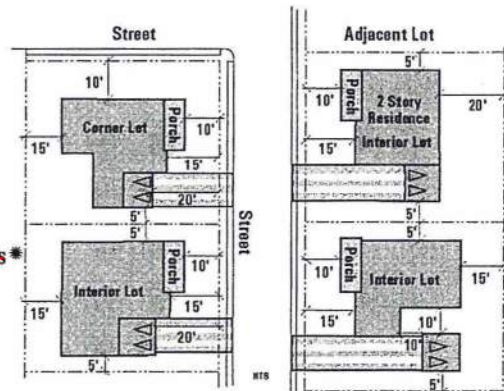
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK
master plan

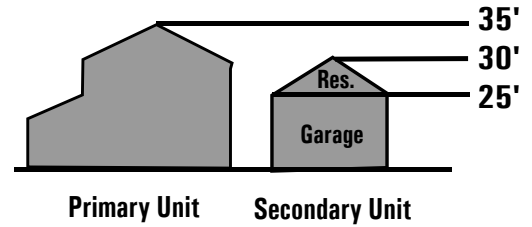
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

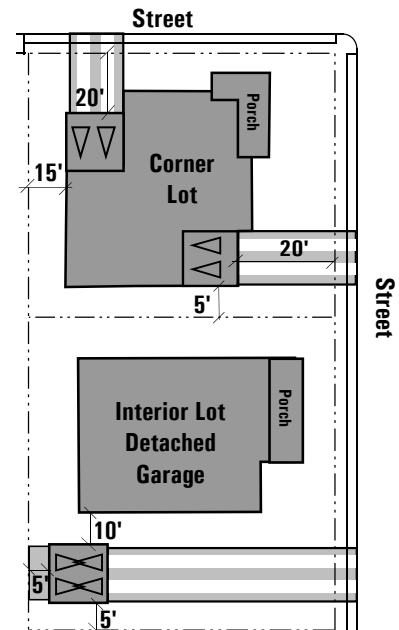
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

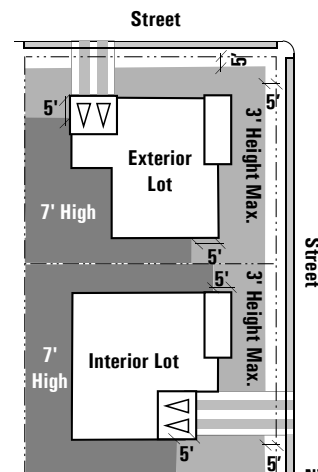
3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)
7* feet maximum height

Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)
7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.)



*As per city standards.

Notice of Exemption 2024-14

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: VAR0015-24

Project Location –1505 S. Barberry Place, Lot 47 of Tract 881, Hanford, CA 93230.
The overall site APN is 011-110-052.

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Variance No. 0015-24: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Alma Martinez, San Joaquin Valley Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: March 13, 2024 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Applicant Information:

Name: San Joaquin Valley Homes – Alma Martinez
Address: 5607 Avenida de los Robles, Visalia, CA 93291
Phone Number: 559-409-2217